

## \$380,000 - 201 10006 83 Avenue, Edmonton

MLS® #E4455406

**\$380,000**

2 Bedroom, 2.00 Bathroom, 1,097 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Steps from vibrant Whyte Ave yet tucked away on a peaceful street, this south-facing CORNER condo offers nearly 1,100 sq.ft. with 2 bedrooms, 2 full baths, a versatile den, and a bright open living space you'll love. Fully furnished and styled, this home is completely turnkey—move right in or rent out for premium returns. The den's sprinkler system allows use as a small bedroom if needed. High ceilings, ample pot lights, and extra windows create a bright, welcoming home. The open floorplan is perfect for entertaining, including the sliding doors onto the private patio with BBQ + gas line. Enjoy the comfort & convenience radiant heat, titled underground parking + a titled storage locker. The building offers a stylish foyer and lounge, elevator, bike storage, and access to a resident-only rooftop patio to take in those city views and sunsets. The property is professional managed for peace of mind. All just 2 km to the U of A, Mill Creek Ravine, & 10 min from downtown—an unbeatable lifestyle and investment!

Built in 2017

### Essential Information

MLS® # E4455406

Price \$380,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,097                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 201 10006 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Strathcona          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2C2             |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Sprinkler System-Fire, Storage-Locker Room, Vinyl Windows, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                                                                            |
| Parking        | Underground                                                                                                                  |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Furniture Included, Household Goods Included, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Hot Water, Natural Gas                                                                                                                                                    |
| # of Stories      | 4                                                                                                                                                                         |
| Stories           | 4                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | None, No Basement                                                                                                                                                         |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Metal, Stucco |
|----------|---------------------|

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Back Lane, Corner Lot, Schools, Shopping Nearby, View City |
| Roof              | Roll Roofing                                               |
| Construction      | Wood, Metal, Stucco                                        |
| Foundation        | Concrete Perimeter                                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 15           |
| Condo Fee      | \$879             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 19th, 2025 at 9:02pm MDT